

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: July 25, 2013

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Assistant Director of Engineering & Building  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:09 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, absent; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

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*Old Business*

**ARC 13-06:** 123 Coolidge – Final Details

**Petitioner:** Old Colony Builders, Inc.  
689 Shoreline Road  
Lake Barrington, IL 60010

**Architect:** Ar-K-Teks Unlimited, Ltd.  
30 N. 11<sup>th</sup> Street  
Wheeling, IL 60090

On June 27, 2013, the ARC reviewed final details for ARC 13-06 123 Coolidge Avenue. At this meeting, the Commission indicated that they were not prepared to approve the proposed Jeld-Wen window as presented.

Chairperson O'Donnell said that the big issue for ARC 13-06 was the trim piece that ran the perimeter of the sash that the Commission did not think was appropriate. He does not see the same thing in the window presented tonight.

Commission Kozak said that the issue was that the mullion piece comes out past the sash. Now it doesn't; it's thin.

Vice-Chairperson Coath said that it is very flat. The sashes are only about 1 ¼ inches.

Chairperson O'Donnell said the mullion appears to have more dimension than the edge of the sash.

Commission Kozak said it doesn't look any thinner than a normal window.

Vice Chairperson Coath said that a Marvin profile would be 50% bigger.

Chairperson O'Donnell said that it doesn't have the perimeter that they saw in the sample. He said that what they want is the dimensions of the window to be historic. What they mean by historic proportions is that it should be appropriate to the time when the house was built.

After some discussion, Chairperson O'Donnell said that it is the consensus of the Commission to approve the window, but the mullion has to be wood.

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**New Business**

**ARC 13-16**                      532 S. Grove Avenue – Public Hearing

**Petitioner:**                      Jane Clement/Christopher Clement  
532 S. Grove Avenue  
Barrington, Illinois 60010

**Architect:**                      Sarah Petersen  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a second story addition, modify the existing enclosed front porch and replace the existing windows. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Sarah Petersen, architect, representing her clients, Jane and Christopher Clement, said the windows on the front elevation on the second floor will change from a pair of double hung windows to single double hung windows. They will keep the triple window in the back. They will be eliminating the muntin pattern. She gave them a detail for the cornice on the addition which will match the cornice and fascia on the existing home.

Vice-Chairperson Coath asked if the pitch on the addition is less than on the existing house.

Ms. Petersen said that was correct. The house is tiny. They did it to maximize space.

Vice-Chairperson Coath asked if they thought about overriding the existing house.

Ms. Petersen said they are trying to keep the feeling of smallness that the house has now.

A motion was made by Commissioner Kozak and seconded by Vice-Chairperson Coath to approve ARC 13-16, a Certificate of Appropriateness to construct a second story addition, modify the existing enclosed front porch, and replace the existing windows.

*Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, absent; Commissioner Kozak, yes; Commissioner Geissler, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.*

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#### New Business

**ARC 13-13**                      609 S. Cook Street – Public Hearing

**Petitioner:**                      Lynee Alves/Michael Medina  
609 S. Cook Street  
Barrington, IL 60010

**Architect:**                      Sarah Petersen  
523 S. Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness to reconstruct the existing front porch and add a new rear porch. The Petitioner is also proposing to remove the entrance door on the south elevation. The property, is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Sarah Petersen, architect, representing her clients, Lynee Alves and Michael Medina, said that the Commission recommended wood skirting on the front porch, they will do that. The Commission asked them to explore the original rubble foundation. She said that everything above grade is concrete. They looked at options. They could use thin brick or Schwake Stone (stone veneers). The petitioners prefer stone veneers. They will do a band at the bottom with a drip cap and put the stone underneath.

Commissioner Kozak asked if the ideas was to make it look like a stone foundation.

Ms. Petersen said it would just be on the base of the foundation.

Vice-Chairperson Coath said it may look like an applied treatment on the foundation.

Ms. Petersen said the client will go either direction, whatever the Commission prefers.

Commissioner Kozak asked if the windows are coming out.

Ms. Petersen said they will stay.

Commissioner Kozak said it looks like there is a slope to the left from the front of the house. Will that be evened out?

Ms. Petersen said her client is thinking about doing a retaining wall at the front.

Commissioner Kozak is concerned that stone may look fake because it is not sitting on anything.

Ms. Petersen said there will be landscaping, so it will probably hide the foundation. Correcting the foundation is more of a maintenance item. Her client does not like the way it looks now.

Commissioner Kozak asked if they thought about plaster over the foundation.

Vice-Chairperson Coath said he has concerns because a stone foundation would not be expected.

Commissioner Kozak asked if it will wrap around and will they use it on the bottom of the back porch also.

Ms. Petersen said yes they will wrap it around and use it on the back porch.

Commissioner Kozak said he highly recommends cement parge instead of stone veneers.

A motion was made by Commissioner Kozak and seconded by Commissioner Geissler to approve ARC 13-13, a Certificate of Appropriateness to reconstruct the existing front porch and add a new rear porch and remove the entrance door on the south elevation with the recommendation to use cement parge (exterior plaster) instead of stone veneers on the foundation.

Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, absent; Commissioner Kozak, yes; Commissioner Geissler, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.

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Planners Report

None.

Approval of Minutes

June 27, 2013

The June 27, 2013 minutes were not approved because the appropriate Commissioners were not in attendance.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Geissler and seconded by Commissioner Kozak to adjourn the meeting at 8:04 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary



Chairperson O'Donnell  
Architectural Review Commission

Approval Date: AUGUST 22, 2013